

054.0

0003

0002.D

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

655,600 / 655,600

USE VALUE:

655,600 / 655,600

ASSESSED:

655,600 / 655,600


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City | |
|----|--------|-----------------------|--|
| 0 | LOT | GROVE ST, ARLINGTON | |

OWNERSHIP

Unit #:

| | |
|----------|--------------------|
| Owner 1: | BOSTON GAS COMPANY |
| Owner 2: | DBA NATIONAL GRID |
| Owner 3: | PROPERTY TAX DEPT |

Street 1: 40 SYLVAN ST

Street 2:

Twn/City: WALTHAM

St/Prov: MA Cntry: Own Occ: N

Postal: 02451-1120 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 10,000 Sq. Ft. of land mainly classified as Gas-Sub with a Util. Bldg. Building built about 1970, having primarily Brick Veneer Exterior and 836 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | I | INDUSTRIA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 428 | Gas-Sub | | 10000 | | Sq. Ft. | Site | | 0 | 30.5 | 2.01 | CA | | | | | | | | | 612,074 | | | | | | 612,100 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | | User Acct |
|----------|--|-----------|----------------|------------|------------|-------------|-------------------|--|-----------|
| 428 | | 10000.000 | 43,500 | | 612,100 | 655,600 | | | 36393 |
| | | | | | | | GIS Ref | | |
| | | | | | | | GIS Ref | | |
| | | | | | | | Insp Date | | |
| | | | | | | | 03/19/09 | | |

PREVIOUS ASSESSMENT

| Parcel ID 054.0-0003-0002.D | | | | | | | | |
|-----------------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value |
| 2020 | 428 | FV | 43,500 | 0 | 10,000. | 602,000 | 645,500 | 645,500 |
| 2019 | 428 | FV | 38,100 | 0 | 10,000. | 561,900 | 600,000 | 600,000 |
| 2018 | 428 | FV | 38,100 | 0 | 10,000. | 501,700 | 539,800 | 539,800 |
| 2017 | 428 | FV | 38,100 | 0 | 10,000. | 441,500 | 479,600 | 479,600 |
| 2016 | 428 | FV | 38,100 | 0 | 10,000. | 331,100 | 369,200 | 369,200 |
| 2015 | 428 | FV | 36,200 | 0 | 10,000. | 301,000 | 337,200 | 337,200 |
| 2014 | 428 | FV | 36,200 | 0 | 10,000. | 301,000 | 337,200 | 337,200 |
| 2013 | 428 | FV | 36,200 | 0 | 10,000. | 301,000 | 337,200 | 337,200 |

SALES INFORMATION

| TAX DISTRICT | | PAT ACCT. | | | | | | | |
|--------------|-----------|-----------|------------|-----------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| | 12876-24 | | 10/11/1975 | | | No | No | N | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 7/8/2008 | 805 | Alterati | 27,000 | | | | | INT DEMO & IMPROVE |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|----------|-----|---------|
| 3/19/2009 | Measured | 197 | PATRIOT |
| 5/2/2000 | Measured | 197 | PATRIOT |
| 1/1/1919 | | | |

Sign: VERIFICATION OF VISIT NOT DATA _____

| | | | | | | | | | | | | | | | | |
|---|-----------------|--------|-----|---------------------------|-----------------|------------|--------------|------------------------------------|------------|------------|-----|----------------------|------|-------|------------|-------------------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | |
| Type: 59 - Util. Bldg. | | | | Full Bath: | Rating: | | | EST MEAS. | | | | | | | | |
| Sty Ht: 1 - 1 Story | | | | A Bath: | Rating: | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | |
| Foundation: 6 - Slab | | | | A 3QBth: | Rating: | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: 1 | Rating: Average | | | | | | | | | | | |
| Prime Wall: 8 - Brick Veneer | | | | A HBth: | Rating: | | | | | | | | | | | |
| Sec Wall: % | | | | OthrFix: | Rating: | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: | Rating: | | | 1st Res Grid Desc: Line 1 # Units: | | | | | | | | |
| Color: BRICK | | | | A Kits: | Rating: | | | | | | | | | | | |
| View / Desir: | | | | Frl: | Rating: | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | |
| Grade: B+ - Good (+) | | | | CONDOS INFORMATION | | | | | | | | | | | | |
| Year Blt: 1970 | Eff Yr Blt: | | | Location: | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: | | | | | | | | | | | | |
| Jurisdict: | Fact: . | | | Floor: | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | |
| Avg Ht/FL: 10 | | | | Phys Cond: AV - Average | 35. % | Exterior: | | No Unit | RMS | BRS | FL | | | | | |
| Prim Int Wall: 5 - Minimal | | | | Functional: | | Interior: | | | | | | | | | | |
| Sec Int Wall: % | | | | Economic: | | Additions: | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | Kitchen: | | | | | | | | | | |
| Prim Floors: 12 - Concrete | | | | Override: | | Baths: | | | | | | | | | | |
| Sec Floors: % | | | | Total: 35 % | | Plumbing: | | | | | | | | | | |
| Bsmnt Flr: | | | | CALC SUMMARY | | | | COMPARABLE SALES | | | | Totals | | | | |
| Subfloor: | | | | Basic \$ / SQ: 45.00 | | Rate | Parcel ID | Typ | Date | Sale Price | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: 1.25000000 | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 0.92066669 | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 51.788 | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 2500 | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | Grade Factor: 1.46 | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | LUC Factor: 1.00 | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Adj Total: 66860 | | | | | | | | | | | | |
| % Com Wall | % Sprinkled: 0 | | | Depreciation: 23401 | | | | | | | | | | | | |
| | | | | Deprecated Total: 43459 | | | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | | AvRate: | | Ind.Val: | | | | | | | | |
| Make: | | Model: | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | Juris. Factor: | | | Before Depr: | 75.61 | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact Juris. Value |
| PARCEL ID 054.0-0003-0002.D | | | | | | | | | | | | | | | | |
| More: N | | | | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | |
| 38 FFL (836) P 120 22 4 | | | | | | | | | | | | | | | | |
| IMAGE AssessPro Patriot Properties, Inc | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |